

Housing Authority - County of Los Angeles

October 20, 2006

To: Each Supervisor

From: Carlos Jackson, Executive Director

SUBJECT: REORGANIZATION OF THE HOUSING AUTHORITY'S SECTION 8 DIVISION

Every year the Housing Authority is rated on specific performance and production indicators, called the Section Eight Management Assessment Program (SEMAP). This is to advise you that the Housing Authority's Section 8 program did not meet the required points necessary to achieve a standard performer rating and I anticipate receiving a rating of "Troubled". We fell delinquent in two key SEMAP areas: the timely completion of the annual reexamination of tenant eligibility and Housing Quality Standards (HQS) inspections of assisted housing units. We will be required to adhere to a Corrective Action Plan with HUD to address deficiencies, however we do not anticipate any financial sanction as a result of this rating.

I expect the official designation from HUD by the end of this month. For your information, the agency was rated a satisfactory performer last year.

Since early Spring of this year, I have been working directly with the Assisted Housing Division to meet SEMAP requirements. Once I recognized we would not achieve the level of performance to receive a higher rating, I subsequently focused on developing a corrective action plan to address our deficiencies.

As a result of an extensive review of the responsibilities and functions of the Division I have implemented the following actions:

1. Extensive reorganization of the Division with respect to responsibilities and functions.
2. Securing technical services in the areas of training and program operations.
3. Extensive management and supervisor changes.

In the immediate future, I will inform your staff of all of the operational changes that will be effective November 1, 2006. In the interim, until I reach a final decision regarding another management position, I will personally be overseeing the implementation of the corrective action measures.

Please call me at (323) 890-7400 if you have any questions regarding this matter.

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c: Each Deputy